

**MEETING OF THE FORT LAUDERDALE  
COMMUNITY REDEVELOPMENT AGENCY  
8<sup>TH</sup> FLOOR CONFERENCE ROOM  
CITY HALL**

**TUESDAY, JUNE 15, 2004**

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Chairman Naugle called the meeting to order at approximately 4:05 p.m. Roll was called and a quorum was present.

Present: Chairman Naugle  
Commissioner Teel  
Commissioner Trantalis  
Commissioner Hutchinson  
Commissioner Moore

Absent: None

Also Present: Acting City Manager  
City Attorney  
City Clerk

**River Gardens Phase II (Henry's) RFP – Selection Committee**

Kim Jackson, Director CRA, stated that this item was for information purposes. She stated further they wanted to make sure the Commission was comfortable with the individuals chosen for the Selection Committee. She stated the individuals chosen were Ella Phillips and William Cone of the CRA Advisory Board, Faye Outlaw, Deputy Director of Community and Economic Development, Liz Adams, Loan Representative of World Savings, Don Morris, Planner III of Construction Services Bureau, and Rolando Llanes of the Corradino Group, consulting architect. Commissioner Moore asked if Bill Cain could be added to the committee. Ms. Jackson agreed.

All members were approved as members of the Selection Committee.

**Right Development Corp. LLC as Developer of the Ruby Williams Site – 1025-1033  
NW 6<sup>th</sup> Street**

Kim Jackson, Director CRA, stated they had received one proposal and before they entered into any type of developer agreement negotiations to create a term sheet, they wanted to know if the Commission wanted to accept the proposal as submitted.

**Motion** made by Commissioner Moore and seconded by Commissioner Hutchinson to approve the proposal as submitted and for staff to proceed with the term sheet and development agreement. Roll call showed: YEAS: Commissioners Moore, Hutchinson, Teel, Trantalis, and Chairman Naugle. NAYS: None.

**Amendment to Avenue Lofts Development Agreement**

**Motion** made by Commissioner Hutchinson and seconded by Commissioner Moore to approve amending the Avenue Lofts Development Agreement. Roll call showed: YEAS: Commissioners Moore, Hutchinson, Teel, Trantalis and Chairman Naugle. NAYS: None.

**CRA Board of Directors Reports****CRA Expansion**

Kim Jackson, Director CRA, stated that she had discussed the follow-up regarding the expansion with Commissioner Trantalis and the letter they were to write to the County Commission asking for the item to be placed on their agenda. Subsequent to that, Tony Pinta, Head of the Civic Association, had written a letter to Commissioner Egelson at the County and suggested it might be better to apply for the County grant through the Redevelopment Program. She stated that letter had not yet been sent because Commissioner Trantalis wanted to meet first with Commissioner Egelson to determine if there was support for the grant funds or if the matter would move forward on the agenda.

Ms. Jackson further stated that she had received a call from County staff stating it had not yet been placed on the agenda, and a request had been made to have the item pulled.

Mayor Naugle stated that he had been informed that they should apply for the grant.

Commissioner Trantalis stated that Commissioner Egelson had attended the Civic Association meeting, and had them to buy into this approach. He added he wanted to do what was right for the community. He stated that his concern was that when they had first discussed doing the grant, County staff had led them to believe that things they could have been able to do with the CRA funds could not be done in the grant process. He felt until they were sure that the monies they were applying for were going to be appropriate for the area being addressed, he did not want to be heading down a dead-end path.

Commissioner Hutchinson stated that recently she had gone on a transit trolley tour with the County Administrator and they had discussed those monies, but had put discussions aside regarding the CRAs. She asked who else was able to use those monies and could they use them for South Andrews. She stated she did not want to discuss CRAs because she did not want to change what worked. She continued stating that if she could obtain the monies for another area, then she wanted to do so. She stated that she had been led to believe that could be done. She added that she had also mentioned this to Commissioner Rodstrom last night, and everyone appeared to be saying the same thing on a one-on-one basis.

Mayor Naugle stated the best strategy was to figure out what projects to apply for in multiple commission districts.

Ms. Jackson stated that she would work with planning staff on the matter.

Williams Site

Commissioner Moore stated that he wanted to comment regarding the developer who had been selected to work on the Williams site. He asked if they could consider a barreled tile roof on the elevation.

Flagler Village

Commissioner Hutchinson stated that she wanted to discuss the work being done by the Flagler Village group to promote themselves, the City, and the CRA. She stated the signage issue had been discussed when they had first made their presentation. She stated they had discussed how to find a way to do this, and she wanted to instruct the City Attorney's office to find a way to promote that district.

Commissioner Moore suggested that an ordinance be placed on tonight's agenda stating that there would be a special marketing system as proposed for the CRA district.

Commissioner Hutchinson stated they permitted green tarps covering construction sites, and she wanted to know what was the difference in adding a tarp promoting a district.

The City Attorney announced they were currently in litigation over the sign ordinance, and if they wanted billboards up all over the City, then signs could be placed any where. He stated he had not seen what was being proposed by the group, as to whether it met the sign code requirements or not. He stated further he did not know the dimensions of the signs, nor their proposed locations. Commissioner Hutchinson remarked that now it was just banners on the fences. The City Attorney stated that possibly an event could be done for a period of time, but a dialogue was necessary. He stated they could create some rules and attempt to adopt the ordinance which would allow such signs, while not putting the remaining portion of the ordinance in jeopardy.

Commissioner Hutchinson stated that she did not disagree and stated they could do what the CRA did with signage at promotional sites. She stated they were getting tagged for promoting the area, and asked why they could not use the tarps for such advertising.

Mayor Naugle suggested that possibly an overlay district could be done.

Commissioner Moore stated he had made that suggestion, and that marketing be done for the CRA area.

Ms. Jackson stated they were trying to get the detailed information regarding the signs and would bring it back to the next meeting.

Space Needs

Commissioner Hutchinson stated there was to be a discussion regarding space needs and was told it had not taken place because the meeting had not been properly noticed. She stated she had a hard time with that because people did that job for a living, and she did not understand why it had not been properly noticed. She stated their space needs were critical and a lot of the property they owned was located in the CRA, and she felt they needed to have this discussion. She stated the County was moving forward with their Downtown Campus, and she did not want the City to lose out.

Mayor Naugle asked for this matter to be placed on the Commission's next agenda.

Commissioner Hutchinson reiterated that she wanted to see this as a partnership with the CRA and the City's planning staff. She stated a large portion of the City owned property was located in the CRA.

#### CRA Expansion

Ms. Jackson stated that the County had issued a Letter of Interest for contractors to review proposals coming in when applying for County grant monies. She stated that an outside firm was being hired for reviewing them.

#### CRA Meeting Schedule

Ms. Jackson stated that it had been suggested that the CRA meetings be held at a different time. She stated they had tried to coordinate when the Board wanted these meetings to be held.

Mayor Naugle stated he thought they had suggested 5:30 p.m. for the meetings. Commissioners Moore agreed and stated if there was a problem, he was agreeable to holding them at 5:00 p.m. Commissioner Trantalis stated that 5:00 p.m. was better for him.

It was decided that the meetings would be held at 5:30 p.m.

There being no further business to come before this Board, the meeting was adjourned at 4:19 p.m.